

44-212-1

**NO TRANSFER  
TAX PAID**

**DEED OF DISTRIBUTION**

By

**PERSONAL REPRESENTATIVE****010730**

**WARREN M. POULIN** of Winslow, County of Kennebec, and State of Maine, duly appointed and acting personal representative of the estate of George T. Ayotte, Sr., deceased (testate) whose will was duly admitted to probate in the Probate Court for Kennebec County, Maine, by the power conferred by law, and every other power, in distribution of the estate grant to **GEORGE T. AYOTTE, JR.** of 13 Potter Crossing Wethersfield, CT 06109, **SUSAN A. KEITH**, of 1411 Maxwell Avenue, Napa, CA 94559, and **SHARON A. BERTI**, of 165 Sharon Avenue, Torrington, CT 06790

the real property in **WATERVILLE**, County of Kennebec Maine described as follows:

A one half interest in a certain parcel of land described as follows, to wit:

A certain lot or parcel of land and all right title and interest in and to Unit Number One (1) on the first floor level on the left front of the Building known as Silver Crest Condominium and consisting of a living room, storage and closet areas, two bedrooms, bathroom, kitchen and dining area, hallway, basement storage area, outside parking stall and related fixtures and accessories, which Unit, including basement storage area and outside parking stall, are more fully described in Section IV of the Declaration of Silver Crest Condominium recorded December 27, 1977, in the Kennebec Registry of Deeds in Book 2069 Page 265 and an amendment to Declaration of Condominium recorded in said Registry in Book 2078 Page 60 and also as described in a certain Plan of Silver Crest Condominium recorded December 27, 1977 in Kennebec Registry of Deeds File Number C-77194 through 77198, (which Plan is certified by instrument recorded in Book 2078 Page 62) to which reference may be had for a more particular description; together with a one-ninth (1/9) equal and undivided portion of common elements and/or common property as defined in Section V of said Declaration and also a one-ninth (1/9) equal and undivided fee in a certain parcel of land situated in said **WATERVILLE**, , bounded and described as follows, to wit:

Northwesterly by Silver Street; southwesterly by land formerly of George Getchell et als; northeasterly by land formerly of H. L. Kelley et als; southeasterly by land of Joel Foster et al; being the same real estate conveyed by George A. Phillips to Orrington C. Holway, by Deed dated March 256, 1890 and recorded in Kennebec Registry of Deeds Book 381 Page 221, to which deed reference may be had for a more particular description.

**SUBJECT**, to the conditions and restrictions as set forth in a Deed from Cornelius B. Kelleher to Harold Dubord, dated October 27, 1938 and recorded in Kennebec Registry of Deeds Book 747 Page 223. Silver Crest Condominium and the Unit conveyed herein is governed by the above referenced Declaration of Condominium and Amendment to Declaration of Condominium and also the By-Laws of Silver Crest Condominium Associates, a

44-212-1

Maine nonstock corporation which By-laws are recorded in said Registry Book 2069 Page 275.

EXCEPTING, RESERVING, and SUBJECT, however, to a life estate devised to Beulah Ayotte by the Last Will and Testament dated December 5, 1989 of George A. Ayotte as duly probated in the Probate Court for Kennebec County, Maine, to which reference should be made for more particulars.

Meaning and intending to convey a one-half interest in the same premises conveyed by James A. Smith to George A. Ayotte and Beulah Ayotte as tenants in common dated October 27, 1986 and recorded October 30, 1986 in Kennebec Registry of Deeds Book 2048 Page 20.

Witness my hand and seal this 14<sup>th</sup> day of MAY  
1996.  
Paula F. Caughey  
Witness  
Warren M. Poulin  
WARREN M. POULIN  
as Personal Representative

State of Maine, Kennebec, ss.

May 14, 1996  
Then personally appeared the above named WARREN M. POULIN in his said capacity and acknowledged the foregoing instrument to be his free act and deed. Before me,

Paula F. Caughey  
Paula F. Caughey, Esquire.  
Notary Public  
Maine

RECEIVED KENNEBEC SS.

96 MAY 14 PM 3:31

ATTEST: Warren M. Poulin  
REGISTER OF DEEDS